

Creative Office For Lease

2ND & 3RD FLOORS | CROWN HOTEL | PIONEER SQUARE
313 1ST AVE S, SEATTLE, WA 98104



Building Highlights

Located in Seattle's historic Pioneer Square neighborhood

Character-rich brick building with classic architectural detail

High ceilings and abundant natural light that exceed typical Pioneer Square office space

Conveniently located near Lumen Field and T-Mobile Park

Walkable to restaurants, cafes, and neighborhood amenities with easy access to Light Rail, bus lines, and major commuter routes



FOR MORE INFO
CONTACT

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1218 Third Ave, Suite 2200
Seattle, WA 98101
www.orioncp.com

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COMMERCIAL PARTNERS

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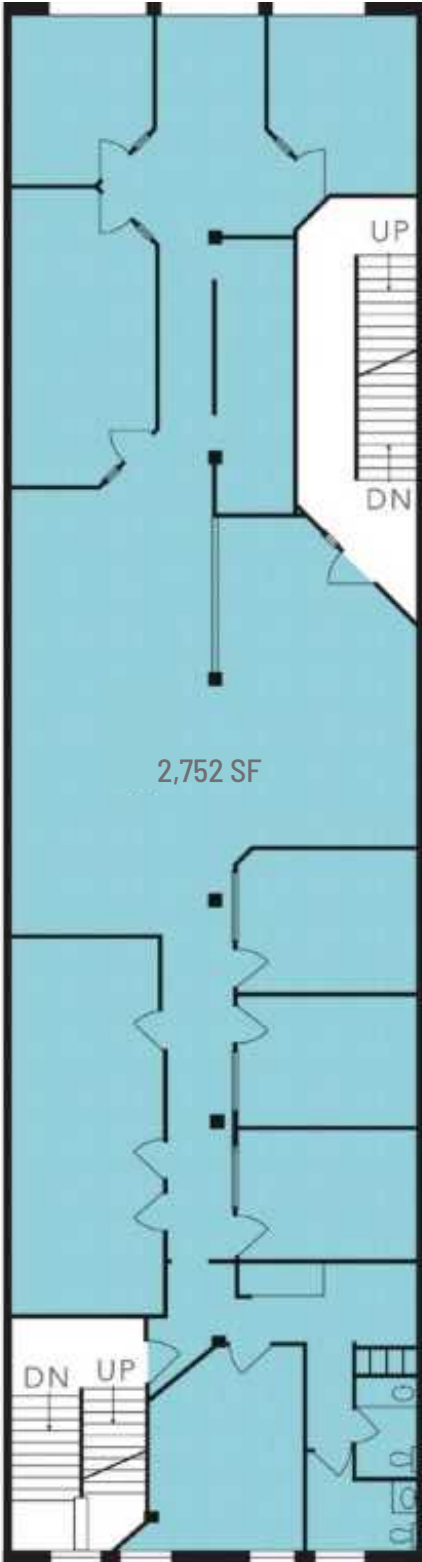
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Space Highlights



FLOOR: 2ND

AVAILABLE SPACE: 2,752 SF

Lease Rate: \$25.00 PSF Full Service

Light-filled space featuring a large central skylight and bright interior finishes

Natural light distributed evenly throughout the workspace

Configurable layout designed for collaborative teams or creative use

The information contained herein was obtained from sources believed reliable; however, ORION Commercial Partners LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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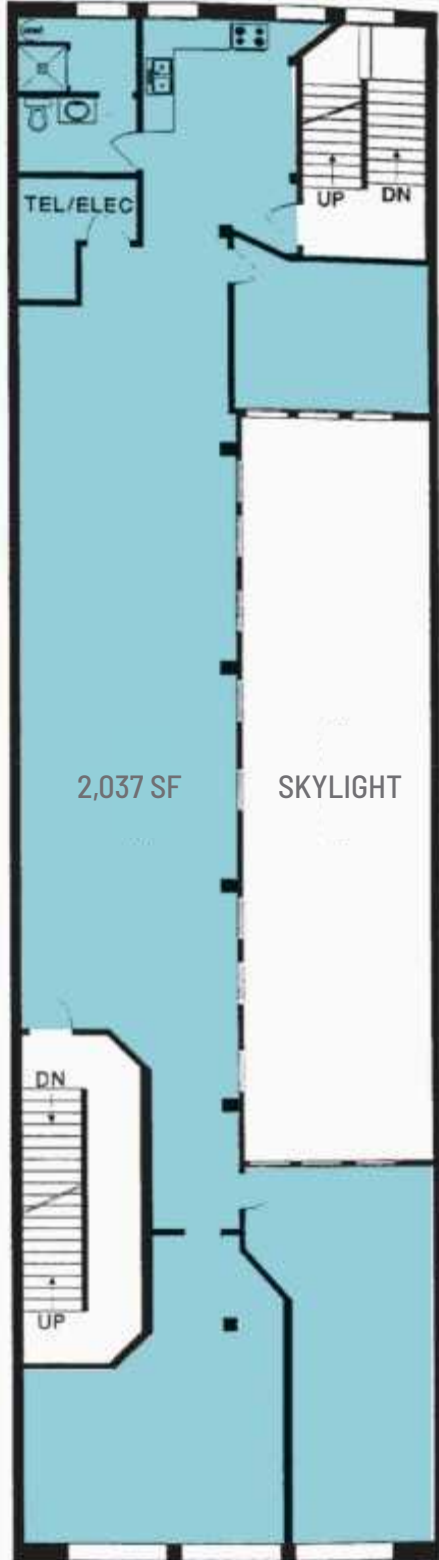
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Space Highlights



FLOOR: 3RD

AVAILABLE SPACE: 2,037 SF

Lease Rate: \$25.00 PSF Full Service

Open floorplan with soaring ceilings and full-length windows, offering exceptional natural light

Bright, loft-style space with expansive wall-to-wall windows

Well-suited for content production, studio use, or creative work

Flexible configuration designed for workshops, team collaboration, or group use

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Founded in 1852, Pioneer Square, Seattle's first neighborhood, offers a captivating blend of historic grandeur and contemporary vibrancy. Here, magnificent Victorian Romanesque architecture, with its iconic arched windows and robust brickwork, serves as a stunning backdrop to the innovative spirit of modern Seattle. From pioneering tech companies to enduring culinary institutions, Pioneer Square pulses with a dynamic energy. Its prime location, mere steps from the excitement of Lumen Field and T-Mobile Park, ensures a lively atmosphere throughout the year, making it a compelling destination for visitors. Enhanced accessibility via multiple Light Link stations and the improved Seattle Waterfront now seamlessly connects this historic heart to the rest of the city.

| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|--------|--------|---------|---------|
|--------|--------|---------|---------|

POPULATION:

| | | | |
|----------------------------|--------|---------|---------|
| 2025 Population | 43,762 | 247,335 | 475,635 |
| 2029 Population Projection | 45,611 | 253,291 | 484,017 |
| Annual Growth 2020-2024 | 5.2% | 2.1% | 1.2% |
| Annual Growth 2024-2029 | 0.8% | 0.5% | 0.4% |
| Median Age | 37.4 | 36.2 | 36 |

2025 HOUSEHOLDS

| | | | |
|--|---------------|----------------|-----------------|
| 2025 HOUSEHOLDS | 25,258 | 137,207 | 234,832 |
| 2029 Household Projection | 26,368 | 140,519 | 239,176 |
| Annual Growth 2020-2024 | 5.2% | 3.0% | 2.3% |
| Annual Growth 2024-2029 | 0.9% | 0.5% | 0.4% |
| Renter Occupied Households | 23,128 | 103,817 | 157,962 |
| Number of Service-Producing Businesses | 14,313 | 30,394 | 45,905 |
| Total Specified Consumer Spending (\$) | \$698.8M | \$4.7B | \$8.4B |
| Consumer Spending: Entertainment | \$132.8M | \$671.5M | \$1,24B |
| Consumer Spending: Restaurant & Cafe | \$95,821,246 | \$586,196,417 | \$1,060,874,281 |

HOUSEHOLD INCOMES

| | | | |
|--------------------------------|------------------|------------------|------------------|
| AVG HOUSEHOLD INCOME | \$111,427 | \$140,454 | \$142,820 |
| MEDIAN HOUSEHOLD INCOME | \$75,021 | \$110,259 | \$112,577 |
| \$25,000 - 50,000 | 2,951 | 16,086 | 26,489 |
| \$50,000 - 75,000 | 3,092 | 15,603 | 26,005 |
| \$75,000 - 100,000 | 1,815 | 11,475 | 20,445 |
| \$100,000 - 125,000 | 2,203 | 13,068 | 22,181 |
| \$125,000 - 150,000 | 1,994 | 10,267 | 17,718 |
| \$150,000 - 200,000 | 2,251 | 15,680 | 27,161 |
| \$200,000+ | 4,368 | 34,951 | 61,516 |



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